

CANTERBURY TOWN BUILDING NEEDS  
COMMITTEE  
**Minutes of Meeting**  
**July 2, 2003**

**TIME & PLACE:**

Meeting July 2, 2003 at 7:00 p.m. at Town Hall.

**ATTENDANCE:**

Kent Ruesswick, Chairman

Mike Capone – Selectmen representative

Gordon Jackson

Ken Jordan

Cathy Menard – Alternate

Billie Richert

Jeremy Slayton

Gary Spaulding – Alternate

Ted West

Town Department Representatives

Dale Caswell – Fire Chief

Sheerr McCrystal Palson (SMP) Representatives

Eric Palson - President

Cobb Hill Construction (CHC) Representative

Steve Atherton

Canterbury Plumbing and Heating

Chip Hacking

**MINUTES:**

Kent opened the meeting by stating the topics for tonight's meeting include the issue of wood versus steel skin buildings and insulation of the buildings. Steve indicated that any insulation could be done with both types of building structures.

Mike asked that the price must be comparably insulated whether its steel or wood skin and wants to see energy efficient numbers. Eric replied that we can add energy efficiency to drawings and Kent asked if we are going to look at this for these buildings. Eric said that they do that.

Chip then asked how the buildings were going to be heated and Eric indicated that the committee preferred oil heat. Kent told Chip that the committee was looking at radiant floor heat, that we heard it was very expensive, and wanted Chip's take on that. Chip said this is the only way to go and the garages would be zoned separately. Chip said he can do a heat loss calculation and give the committee a quote how I would do it.

At this point, Dale commented that someone has volunteered to put tubing in (in floor for radiant heat) under Chip's direction. Chip indicated that normally would not have foam in commercial building; and Steve said that there would be 6" concrete floor in garage and 4" elsewhere. Eric then said he would give Chip a copy of the plans with elevations for Chip to take a look at.

Ken then asked what logistics were involved if volunteers are going to do this work. Steve said it's a concern if the work drags out; end up spending more money to oversee this effort, then. Chip interjected that he could install tubing in one day with seven (7) day notice. At this point Jeremy asked about testing before installation and Chip replied that there are no joints; he would test slab and tubing for leaks.

Dale said that Wilmot had done this and they love it and Eric stated that the engineers had some concern about working on vehicles when floor has radiant heat. Dale replied that it does get warm but we really don't do much on floor; we have dollies; however, slot drains can be an issue; 95% of our work is above (fire truck) wheels. Steve mentioned that there are covers for these things (drains). Dale said he's excited for steel frames and radiant heat – not heating above, due to potential impact on hoses. Chip stated that the highway department would be most effective using radiant heat. Kent replied that we haven't heard much negative about radiant heat except cost and oil dripping (from vehicles).

Eric said that there was some radiant heat asked for by the library in the children's raised reading area of the library. Chip said he would look at this as well.

Next topic was ramp for handicap access to and from the buildings and the degree of sloping involved. Eric said that there is a 20" to 1" ratio used for building ramps and that there would be a gradual ramp from library to meeting room (old police department).

Steve said that there would be portable-like humidity control units for the Westside of the library and Eric indicated that we may need to partition west end of library so to reduce cost of finish work. Kent asked if that would save the Town much and Eric said no, not that much. Kent asked if we can reuse the heater (in old police department) and Eric replied that I think there will be ventilation requirements for fifty (50) people; may not be true if you have windows. At this point, Chip stated that being a historical building may not need to worry about that. Eric stated that they had not proposed to move the oil tank.

Kent asked Eric to look at recycling heating system in old police department and Eric said he would as long as it's not hanging out in space. Kent asked if they were planning

to build up wood floor there and Steve said yes, but there was an issue of load bearing wall built on floor that they were looking at.

The septic system requirements for the old police department building were then discussed including capacity and putting some foam over line to prevent freezing. Ted asked about old tanks and Kent said that no one knows; need to deal with it since it is an entrance to library.

Eric asked Mike about the water system proposals and if he still wanted WV Engineering to take a look at them. Mike replied he would forward copies to Eric or bring them to next week's meeting.

Fire pond, two springs feeding pond and culvert were discussed next. Dale though the pond was 5 feet deep and was intended to be used as fire pond. Gary asked Dale to provide him a letter stating such.

Eric then discussed laptop plug-ins that Jeremy had asked about at a prior meeting. Eric indicated that these would be at various locations throughout the buildings and would be included in the plan drawings. Eric stated that the structural engineers came back to look at requirements and looked at plans. Looks like we will need a couple of columns in flat room of new library. Steve said they would look nice.

Eric asked if the drilling for the environmental study had begun and that he had referred the subcontractor to Gary. Gary replied he had not heard from them. Eric then asked Gary about site plan. And Gary replied he **was** waiting for final footprint (from SMP). Eric said that they are waiting for cost information – whether 1 or 2 bays go; we've cut the fire department structure down by 3 feet and the highway department by 2 feet. Gary said that permit documents are ready and need signatures. Kent said that the Planning Board is meeting next Tuesday to approve the site plan and subdivision. Steve said it is helpful if the committee can have the selectmen and senator from our district to call and try to expedite the 90 to 120 day approval process since it's for a municipality.

Eric then said they were going to provide pricing for a pole barn or steel structure for the salt shed. Gary commented that recycling unit for water used to wash vehicles is needed since couldn't put into ground. Steve said that periodically you still have to pump out the unit; it works and is self-contained. Gary said that you couldn't put to leach field – oil/salts unless you have recycling tank.

Eric told the committee that two tours had been arranged to visit the Webster fire department next Tuesday at 4:00 and Loudon next Wednesday at 4:30 p.m. Both are steel-framed buildings. Jeremy noted that Webster's facility was less than one year old and Loudon's was about six or seven years old.

Eric noted that for security of overhead doors, remotes would be installed in individual trucks. He reminded the committee that Steve Booth, Chairman of the Historical District

Committee, has asked for a materials list and that the committee will make an informed choice from a selection of materials to prepare this list.

Eric reviewed the police chief's changes: observation room between cell and interview room; curtain arrangements also with video equipment; took away wall from chief's area.

Gary suggested removing some parking to eliminate pavement; also one way traffic around building; pave to highway garage door to keep out gravel from floors. Gary asked that SMP show all pavements with deduct.

Dale commented he wanted a slot drain outside as well, and Gary said he would suggest not doing that – freezes in winter, frost heaves, etc.

Jeremy then asked about the metal building structure and Steve said he's looking to get feedback from the guy; but they have their own engineers. Eric indicated that he SMP could write a quick spec for this so you will know whether it is reasonable.

Ted asked if this is an idea to save money and Eric said it is so you could have all the bays you want.

Kent and Steve then notified the committee that an add for local contractors had been placed in the Concord Monitor and that this ad will run for seven days.

Kent said that the Library Committee would be attending next Wednesday's meeting to review budget items. At this point, the Chairman adjourned the meeting at 8:20 p.m.

**NEXT MEETING:** 7:00 p.m., Wednesday, July 9, 2003 at Town Hall.

**ATTACHED DOCUMENTS:** None